

BOOK

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STATE MS.-DE SOTO CO.

CORRECTED WARRANTY DEED

FEB 17 4 58 PM '95

RALPH D. GOLDEN, ET AL.,  
Grantors,

STATE MS.-DE SOTO CO.

TO

FEB 21 4 47 PM '95

BK PG  
W.E. DAVIS CH. CLK.DARREN H. DOWNEN, ET AL.,  
Grantee.BK 282 PG 22  
W.E. DAVIS CH. CLK.

By B Cleveland &amp;

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00) cash in hand paid and other good and valuable consideration receipt of all of which is hereby acknowledged, we, RALPH D. GOLDEN, MRS. REUEL J. BARKER, GROVER L. WALKER, JR., HAROLD T. HOGUE, J. B. BELL, JOSH BELL, YVONNE (BONNIE) CHURCHILL, THOMAS O. WOITESEK, B. J. CARNEY, GERALD L. SITTON, MAXINE WORRELL WILSON BALGORD, ALEESE WORRELL KRUSE, RANDELL WORRELL, and MARK ALLEN WORRELL, individually and as all of the partners in the partnership known as Interstate Land, and Grover L. Walker, as the sole surviving Trustee under the Warranty Deed dated March 30, 1976, and recorded in Warranty Deed Book 126, page 445, in the office of the Chancery Clerk of DeSoto County, Mississippi, do hereby sell, convey, and warrant unto Darren H. Downen and Advantage Companies, Inc., a Mississippi corporation, the land lying and being situated in the City of Hernando, DeSoto County, Mississippi, described as follows, to wit:

The subject property lies in the northeast 1/4 of Section 18, Township 3 South, Range 7 West.

Commencing at a point on the west right of way line of McIngvale Road (80' wide), said point being the point of intersection of the north line of Section 18, Township 3 South, Range 7 West, and the said west right-of-way line of McIngvale Road, thence; along the said right-of-way line 1292.94 feet to a point on the south line of James Tipton property as recorded in Deed Book 166, page 217, in the DeSoto County Chancery Court, said point being the POINT OF BEGINNING of said parcel, thence; along the said right-of-way line South 05 degrees, 46 minutes, 07 seconds East, a distance of 225.60 feet to a point on the north line of William Pearson (223-672) property, thence; South 84 degrees, 22 minutes, 27 seconds West, a distance of 286.97 feet to a point, thence; South 05 degrees, 37 minutes, 33 seconds East, a distance of 22.24 feet to point on the north line of Helen Douglas Morris (114-483) property, thence; South 83 degrees, 52 minutes, 06 seconds West, a distance of 707.63 feet to a point on the east line of James Tipton (166-219); property, thence; North 09 degrees, 14 minutes, 21 seconds West, a distance of 336.36 feet to a point on the south line of DeSoto County Board of Education property, thence; North 84 degrees, 27 minutes, 53 seconds East, a distance of

744.87 feet to point on the west line of James Tipton property, thence; South 05 degrees, 37 minutes, 33 seconds East, a distance of 80.00 feet to a point, thence; North 84 degrees, 27 minutes, 53 seconds East, a distance of 270.34 feet to the point of beginning. Containing 6.990 acres of land.

That a copy of the survey is attached hereto as Exhibit "1". Property surveyed by Terrence G. Penney, #1967, a licensed land surveyor of the State of Mississippi on September 22, 1994.

Being the same property conveyed to Grover Walker and C. E. Worrell, Trustees for Interstate Land Investors as Parcel 1 as recorded in Warranty Deed Book No. 126, page 445, in the Chancery Court Clerk's Office of DeSoto County on the 6th day of October, 1976, and Grover L. Walker, Jr. as surviving Trustee has the authority to convey the property described herein and the signature hereto represents the consent of all the beneficiaries of said Trust to Grover Walker's authority to convey. That C. E. Worrell died on March 24, 1979, and his estate was administered in DeSoto County, Mississippi, in Chancery cause number 79-4-230, wherein Maxine Worrell (the same as Maxine Worrell Wilson Balgord), Mark Allen Worrell, Randell Worrell, and Aleese Worrell (the same as Aleese Worrell Kruse) were declared sole devisees of C. E. Worrell's interest in this property. That Grover L. Walker, Jr. is the same person as Grover Walker and Grover F. Walker, Jr. as referred to in prior documents.

Being the same property conveyed to Interstate Land Investors as Parcel 1 as recorded in Warranty Deed Book 111, page 416, in the Chancery Court Clerk's Office of DeSoto County on the 5th day of April, 1974.

The warranty in this Deed is subject to subdivision and zoning regulations effective in the City of Hernando, and right-of-ways and easements for public roads and public utilities and known encroachments.

The taxes for the year 1994 are to be prorated and possession is to take place upon delivery of this Deed.

Grantors covenant and warrant that this property constitutes the homestead of no one.

Grantors further covenant and warrant that this Deed Transfers all their interest in said property and any and all interest that they might possess as a result of being of the partnership of Interstate Land Investors and that it conveys all of Grover L. Walker, Jr.'s interest as Trustee and that all of the partners in the partnership known as Interstate Land Investors are signatories hereto. It is the purpose of this document to convey all of the legal and equitable interest that the signatories have in the property regardless of the capacity in which they hold an interest.

WITNESS our signatures, this the 31<sup>st</sup> day of January, 1995.

Grover L. Walker, Jr.  
GROVER L. WALKER, JR., Trustee

Ralph D. Golden  
RALPH D. GOLDEN

Mrs. Reuel J. Barker  
REUEL J. BARKER

Grover L. Walker, Jr.  
GROVER L. WALKER, JR.

Harold T. Hogue  
HAROLD T. HOGUE

J. B. Bell  
J. B. BELL

Josh Bell  
JOSH BELL

Yvonne Churchill  
YVONNE CHURCHILL

Thomas O. Woitesek  
THOMAS O. WOITESEK

B. J. Carney  
B. J. CARNEY

Gerald L. Sitton  
GERALD L. SITTON

Maxine (Worrell) Wilson  
MAXINE (WORRELL) WILSON

Aleese Worrell  
ALEESE WORRELL

Randell Worrell  
RANDELL WORRELL

Mark Allen Worrell  
MARK ALLEN WORRELL

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared RALPH D. GOLDEN, MRS. REUEL J. BARKER, GROVER L. WALKER, JR., individually and as Trustee, HAROLD T. HOGUE, J. B. BELL, JOSH BELL, YVONNE (BONNIE) CHURCHILL, THOMAS O. WOITESEK, B. J. CARNEY, GERALD L. SITTON, MAXINE WORRELL WILSON BALGORD, ALEESE WORRELL KRUSE, RANDELL WORRELL, and MARK ALLEN WORRELL to me known to be the persons described in and who executed the foregoing instrument and

acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 31 day of January, 1995.

Shirley Vance  
NOTARY PUBLIC

My Commission Expires:

10-27-98

GRANTORS ADDRESS: One Commerce Square, Ste 1800, Memphis, TN 38103  
Work Phone: 901-521-0011 Home: NONE

GRANTEES ADDRESS: P.O. Box 276, Hernando, MS 38632  
Work Phone: 601-429-5277 Home: 601-429-3109

PREPARED BY:  
Ralph D. Golden  
One Commerce Square, Ste. 1800  
Memphis, TN 38103  
901-521-0011